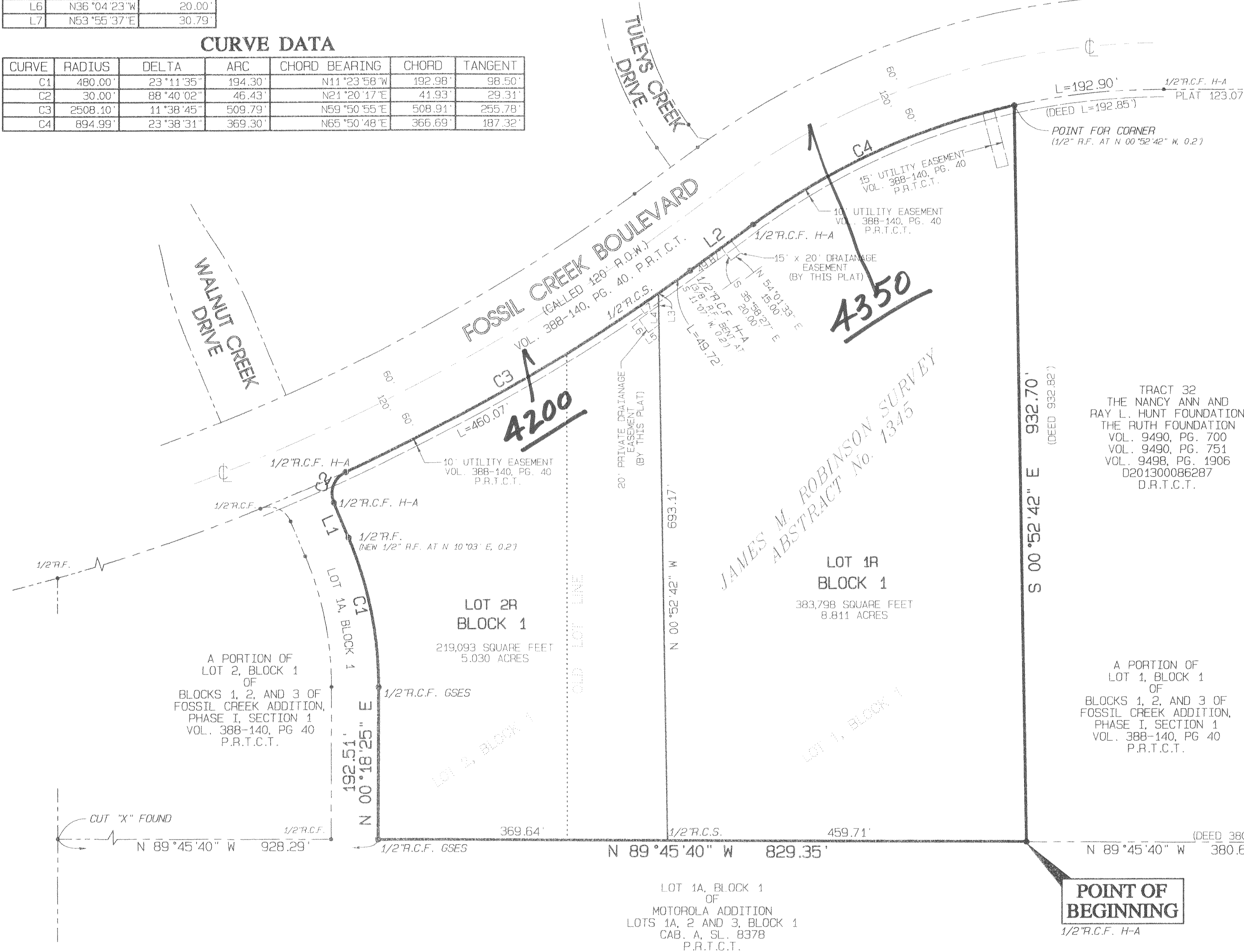


VICINITY MAP
(NOT TO SCALE)

LEGEND	
R.C.F. H-A	REBAR WITH CAP FOUND "HALFF ASSOC. INC."
R.C.F. GSES	REBAR WITH CAP FOUND "GSES INC RPLS 4804"
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"
R.F.	REBAR FOUND
VOL.	VOLUME
PG.	PAGE
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
R.O.W.	RIGHT OF WAY

LINE DATA		
LINE	BEARING	DISTANCE
L1	N22°59'44"W	47.80
L2	N54°01'33"E	100.00
L3	S00°52'42"E	19.51
L4	S00°52'42"E	24.47
L5	S53°55'37"W	16.68
L6	N36°04'23"W	20.00
L7	N53°55'37"E	30.79

CURVE DATA						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	TANGENT
C1	480.00	23°11'35"	194.30	N11°23'58"W	192.98	58.50
C2	30.00	88°40'02"	46.43	N21°20'17"E	41.93	29.31
C3	2508.10	11°38'45"	509.79	N59°50'55"E	508.91	255.78
C4	894.99	23°38'31"	369.30	N65°50'48"E	366.69	187.32



NOTES

- The bearings herein are referenced to the south line (N 89°45'40" W) of the Plat of Blocks 1, 2, and 3 of Fossil Creek Addition, Phase I, Section 1 as recorded in Volume 388-140, Page 40, Plat Records, Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0185K, map revised September 25, 2009 the property platted herein appears to lie in ZONE X NON SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
- Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
- The property platted herein is affected by the following documents:
Declaration, Volume 11292, Page 492, DRITCT
First Amendment, Volume 12023, Page 1386, DRITCT
Supplemental Declaration, Volume 15343, Page 27, DRITCT
Co-Ownership Agreement, D199098739, DRITCT listed as a Permitted Exception per deed recorded in D213135219, DRITCT
Zoning Agreement, D213135219, DRITCT
Matters set out in Special Warranty Deed, D213135219, DRITCT

NOTE:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

LAND USE TABLE

Development Yield
Gross Site Area (Acreage): 13.840 Total Number Lots: 2

Total Residential Lots: 0 Number/ 0 Acreage
Single Family Attached: 0
Total No. Dwelling Units: 0

Total Non-Residential Lots: 2 Number/ 13.840 Acreage
Private Open Space Lots: 0 Number/ 0 Acreage
Right-of-Way: 0 Acreage

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT:

WHEREAS OUR NATION'S BEST SPORTS, a Texas nonprofit corporation, is the owner of a tract of land situated in the James M. Robinson Survey, Abstract No. 1345, City of Fort Worth, Tarrant County, Texas, being a portion of Lot 1, Block 1 and a portion of Lot 2, Block 1 of the plat of Blocks 1, 2, and 3 of Fossil Creek Addition, Phase I, Section 1, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-140, Page 40, Plat Records, Tarrant County, Texas (PRITCT), being that same tract of land as described in deed to Our Nation's Best Sports, recorded in D213135219, Deed Records, Tarrant County, Texas (DRITCT), and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped Half Assoc. Inc. found in the west line of North Beach Street (R.O.W. varies) at the southeast corner of said Lot 4, Block 1 of said plat of Blocks 1, 2, and 3 of Fossil Creek Addition, Phase I, Section 1, the southeast corner of Tract 32 as described in deed to The Ruth Roy and H.L. Hunt Foundation (now known as The Nancy Ann and Ray L. Hunt Foundation per affidavit recorded in 201300086287, DRITCT), recorded in Volume 9490, Page 700, DRITCT, and corrected in Volume 9498, Page 1906, DRITCT, and as described in deed to The Ruth Foundation, recorded in Volume 9490, Page 751, DRITCT, being the most easterly northeast corner of Lot 1A, Block 1 of the plat of Motorola Addition Lots 1A, 2 and 3, Block 1, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 8378, PRITCT;

THENCE N 89°45'40" W (Reference Bearing per Volume 388-140, Page 40, PRITCT), departing the west line of said North Beach Street, along the south line of said Lot 1, Block 1 and the north line of said Lot 1A, Block 1, a distance of 380.66 feet (Deed 380.61 feet) to a 1/2" rebar capped Half Assoc. Inc. found at the southwest corner of said Tract 32 and the southeast corner of said Our Nation's Best Sports tract, being the POINT OF BEGINNING of the herein described tract of land;

THENCE N 89°45'40" W, along the south line of said Lot 1 and said Lot 2, Block 1 and the north line of said Lot 1A, Block 1, a distance of 829.35 feet (Deed 829.39 feet) to a 1/2" rebar capped GSES INC RPLS 4804 found at the southwest corner of said Our Nation's Best Sports tract and a reentrant corner of said Lot 1A, Block 1, from which a cut x in concrete found at the most westerly northwest corner of said Lot 1A, Block 1 bears N 89°45'40" W, 928.29 feet;

THENCE along an east line of said Lot 1A, Block A and the west line of said Our Nation's Best Sports tract, as follows:

N 00°18'25" E, a distance of 192.51 feet (Plat & Deed 192.43 feet) to a 1/2" rebar capped GSES INC RPLS 4804 found at the beginning of a non-tangent curve to the left, having a radius point that bears N 89°48'09" W, 480.00 feet;

Northwesterly, along said curve, having a central angle of 23°11'35", an arc distance of 194.30 feet (Plat & Deed 194.48 feet), and a chord that bears N 11°23'58" W, 192.98 feet to a 1/2" rebar found at the end of said curve, from which a new 1/2" rebar found bears N 40°03' E, 0.2 feet;

N 22°59'44" W, tangent to said curve, a distance of 47.80 feet (Plat & Deed 47.77 feet) to a 1/2" rebar capped Half Assoc. Inc. found at the beginning of a tangent curve to the right, having a radius of 30.00 feet;

Northwesterly, along said curve, having a central angle of 88°40'02", an arc distance of 46.43 feet (Plat & Deed 46.41 feet), and a chord that bears N 21°20'17" E, 41.93 feet to a 1/2" rebar capped Half Assoc. Inc. found in the south line of Fossil Creek Boulevard (called 120" R.O.W. per Volume 388-140, Page 40, PRITCT), being the most northerly northeast corner of said Lot 1A, Block 1 and the northwest corner of said Our Nation's Best Sports tract, and the beginning of reverse curve to the left having a radius of 2508.10 feet;

THENCE along the south line of said Fossil Creek Boulevard, the north line of said Lot 2 and Lot 1, Block 1, as follows:

Northwesterly, along said curve, having a central angle of 11°38'45", an arc distance of 509.79 feet (Deed 509.82 feet), and a chord that bears N 59°50'55" E, 508.91 feet to a 1/2" rebar capped Half Assoc. Inc. found at the end of said curve, from which a 3/8" rebar found bent bears S 11°07' W, 0.2 feet;

N 54°01'33" E, tangent to said curve, a distance of 100.00 feet to a 1/2" rebar capped Half Assoc. Inc. found at the beginning of a tangent curve to the right, having a radius of 894.99 feet;

Northwesterly, along said curve, having a central angle of 23°38'31", an arc distance of 369.30 feet (Deed 369.45 feet), and a chord that bears N 65°50'48" E, 366.69 feet to a point for corner at the northeast corner of said Our Nation's Best Sports tract and the northwest corner of said Tract 32, from which a 1/2" rebar found bears N 00°52'42" W, 0.2 feet, and a 1/2" rebar capped Half Assoc. Inc. found bears a chord of N 65°50'33" E, 192.53 feet (Deed chord 192.48 feet);

THENCE S 00°52'42" E, departing the south line of said Fossil Creek Boulevard, along the east line of said Our Nation's Best Sports tract and the west line of said Tract 32, non-tangent to said curve, a distance of 932.70 feet (Deeds 932.82 feet & 932.85 feet) to the POINT OF BEGINNING and containing 602,891 square feet or 13.840 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT OUR NATION'S BEST SPORTS, a Texas nonprofit corporation, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 1R & 2R, BLOCK 1, FOSSIL CREEK ADDITION and does hereby dedicate to the public forever the streets and easements shown hereon.

Witness our hand, this the 11th day of October, 2013.

OUR NATION'S BEST SPORTS, a Texas nonprofit corporation

By: *Joel S. Barton*
Notary Public, State of Texas

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared Joel S. Barton of OUR NATION'S BEST SPORTS, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 11th day of October, 2013.

Notary Public, State of Texas
My commission expires 6-1-2014



NORTH BEACH STREET

POINT OF COMMENCING
1/2" R.C.F. H-A

1/2" R.C.F. H-A

1/2" R.C.F. H-A

1/2" R.C.F. H-A

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